175.0	0008	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	788,800 / 788,800
					USE VALUE:	788,800 / 788,800
					ASSESSED:	788,800 / 788,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
174		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOPALAKRISHNAN SATISH
Owner 2:	SIVASAILAM KAVITHA
Owner 3:	
Street 1:	174 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MATTIOLI JOHN JR/LAURIE A -
Owner 2:	-
Street 1:	174 WOLLASTON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,066 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1978, having primarily Vinyl Exterior and 1782 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5066.000	388,400		400,400	788,800
Total Card	0.116	388,400		400,400	788,800
Total Parcel	0.116	388,400		400,400	788,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.65 | /Parcel: 442.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 117769

GIS Ref

GIS Ref

Insp Date 03/30/17

!13698!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0008-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	388,400	0	5,066.	400,400	788,800	788,800	Year End Roll	12/18/2019
2019	101	FV	287,900	0	5,066.	394,700	682,600	682,600	Year End Roll	1/3/2019
2018	101	FV	287,900	0	5,066.	303,100	591,000	591,000	Year End Roll	12/20/2017
2017	101	FV	282,900	0	5,066.	286,000	568,900	568,900	Year End Roll	1/3/2017
2016	101	FV	271,400	0	5,066.	263,100	534,500	534,500	Year End	1/4/2016
2015	101	FV	264,400	0	5,066.	246,000	510,400	510,400	Year End Roll	12/11/2014
2014	101	FV	264,400	0	5,066.	226,500	490,900	490,900	Year End Roll	12/16/2013
2013	101	FV	264,400	0	5,066.	226,500	490,900	490,900		12/13/2012

PRINT

Date	Time
12/11/20	03:37:13

LAST REV

Date	Time
06/23/17	09:01:14

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13698

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATTIOLI JOHN J	1322-140		7/6/2006		515,000	No	No		
GRIGOREAS COSTA	1273-132		8/29/2003		445,000	No	No		
	907-153		7/1/1981		59,000	No	No		A

USER DEFINED

Prior Id # 1:	117769
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2015	1653	Addition	48,550					
8/25/2015	1205	Redo Bat	14,800		8/25/2015			Renovate half bath
8/20/2014	1046	New Wind	758		8/21/2014			Remove/replace 1 w
5/10/2004	344	Manual	4,000					replace shingles o
9/14/1993	451	Manual	5,000					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
3/30/2017	Meas/Inspect	DGM	D Mann
7/27/2016	Measured	PT	Paul T
7/14/2016	Permit Visit	DGM	D Mann
12/6/2006	MLS	MM	Mary M
1/12/2004	MLS	HC	Helen Chinal
5/2/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/16/1999	Measured	256	PATRIOT
7/14/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5066		Sq. Ft.	Site		0	70.	1.13	6									400,387						400,400	

Total AC/HA: 0.11630 | Total SF/SM: 5066 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 400,387 | Spl Credit | Total: 400,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1978	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	15.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	15	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.23922563
Const Adj.:	0.99445504
Adj $ / SQ:	166.368
Other Features:	94750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	456939
Depreciation:	68541
Depreciated Total:	388398

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	0

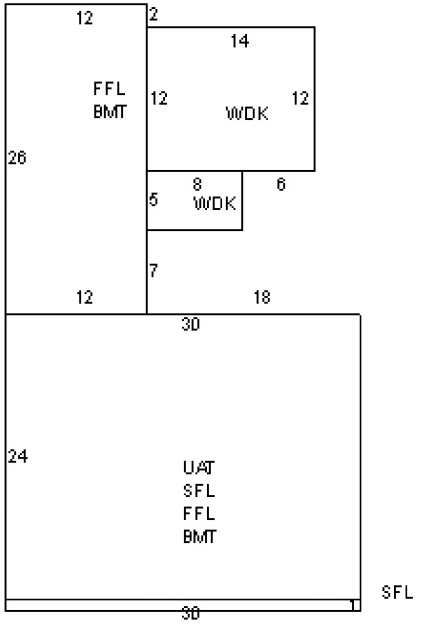
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	166.37
Special Features:	0	Val/Su Net:	121.30
Final Total:	388400	Val/Su SzAd	217.96

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,032	49.910	51,507
FFL	First Floor	1,032	166.370	171,692
SFL	Second Floor	750	166.370	124,776
WDK	Deck	208	10.750	2,236
UAT	Upper Attic	180	66.550	11,978

Net Sketched Area:	3,202	Total:	362,189
Size Ad	1782	Gross Are	3742	FinArea	1782
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0008-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	